

# \$459,900 - 2831 36 Street, Edmonton

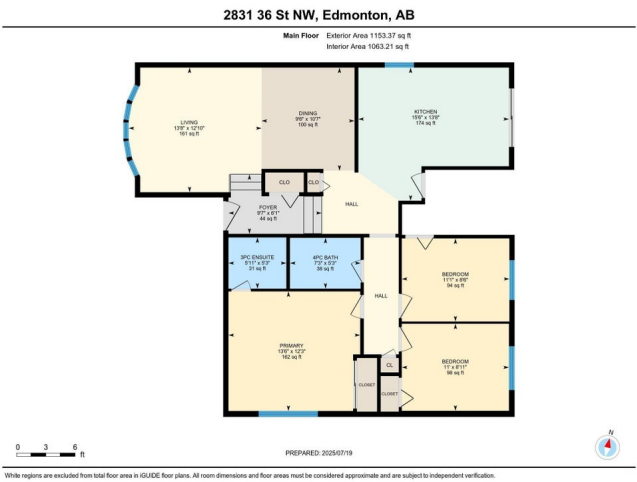
MLS® #E4448888

**\$459,900**

6 Bedroom, 3.00 Bathroom, 1,153 sqft  
Single Family on 0.00 Acres

Bisset, Edmonton, AB

Lovely upgraded bi-level home in south Edmonton featuring new windows throughout - welcome to Bisset! Spacious home close to schools, shopping and transit with updates galore - new furnace, new roof, new hot water tank + SEPARATE ENTRANCE. With a total of 6 bedrooms and 3 full baths! This property has a large bay window in the living room, a formal dining room + an updated kitchen on the main. Downstairs, the basement is fully-finished with 3 bdrms, a full kitchen, family room + full 4 pc bath. Large, fully-fenced yard with 2-tier deck & firepit – perfect for family & friends to gather in the summer evenings. Over-sized double-attached garage with extra-tall overhead door. Now available for August possession – welcome home!



Built in 1981

## Essential Information

MLS® #	E4448888
Price	\$459,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,153
Acres	0.00
Year Built	1981

Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	2831 36 Street
Area	Edmonton
Subdivision	Bisset
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3Y6

### Amenities

Amenities	Deck, Vinyl Windows, See Remarks
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Storage Shed, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 19th, 2025
Days on Market	7
Zoning	Zone 29

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Listing information last updated on July 26th, 2025 at 2:47am MDT